



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 22, 2016

Agenda Item: 2505 SE Delaware Avenue- Menards Site Plan Amendment
Report Date: November 11, 2016 EJC
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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan amendment for Menards at 2505 SE Delaware Avenue.

Project Summary:

The subject site is the existing Menards store located at 2505 SE Delaware Avenue and is zoned C-2, General Retail and Highway Oriented Commercial District. The proposed site plan amendment shows a new 23,743 square foot warehouse and yard area and a new 10,879 square foot heated special order area. The new warehouse and yard area will be located on the parcel south of the existing store which is also owned by Menard Inc.

The proposed site plan shows the existing parking located on site. There are currently 401 parking spaces on site. Recently staff administratively approved a site plan for an ATM located within the parking lot of this site. The ATM project will remove 13 parking spaces from the existing parking. The Director has approved a 10% parking reduction for this site, therefore the parking requirements for the site are met.

No additional sidewalk or signage is shown with this site plan amendment. The existing pylon sign adjacent to the interstate will still remain. Any future signage proposed will need to comply with the sign regulations in Chapter 195 of the City's Code.

The landscaping shown on the proposed site plan complies with all applicable regulations. New landscaping is shown around the west, south sides of the proposed warehouse addition and around fence at the south and east sides of the site.

Site Plan Worksheet
2505 SE Delaware Avenue

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

Access to the site remains unchanged. The warehouse addition is located on the lot located south of the exiting Menards site. The applicant has submitted a Record of Lot Tie. The warehouse addition meets all required setbacks of the code.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The site plan complies with the landscaping and parking lot requirements of the code.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. The site plan does not show any new parking but still meets the requirements with the 10% reduction that the Director has approved. Currently the site has 401 parking spaces. 13 spaces will be removed due to the addition of an ATM located within the parking lot. Total parking provided on the site is 390 spaces 360 spaces of which are required with the 10% reduction.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

Access to the site is not being changed with this site plan and the circulation will remain adequate.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Parking will continue to be located on the west side of the existing building and will continue to meet the requirements in Chapter 194.01 (6) (A).

- 6. Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

The building and yard expansion will be surrounded by the same 14 foot wood fence that currently exists on the site today. The fence will screen the rear of the building and the yard area.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**
All services to the building will be underground.
8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**
Storm water detention for this parcel is located near the north east corner of the subject property.
10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**
There are existing utility easements on site that needed to be accommodated with the building addition. The existing sewer line is being relocated around the new structure and is tying into existing sanitary sewer that runs along the east property line.
11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**
The majority of the open space on the site is being provided on the north east side of the site.
12. **Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**
The proposed addition includes additional landscaping that will be located around the warehouse addition and along the east side of the site.

B. Building Design

1. **Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**
The proposed warehouse addition will match the existing Menards structure. The heated special order area was an existing roof overhang area that will be enclosed with green steel to match the green steel that already covers the majority of the overhang area.
2. **Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**
The proposed warehouse expansion will be constructed of the same materials that the current building is constructed of.

3. **All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

The existing 14 foot fence screens the yard area and storage from public view. The relocated trash compactor will be located within the yard area and will be screened.

4. **Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

The main structure and warehouse buildings on this site are compatible.

C. Signs-No additional signage is proposed with this site plan amendment. Future signage must comply with the Chapter 195.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

1. **Conformance to Design Standards and other applicable code requirements**
The plans submitted conform to the written regulations of the City.
2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**
The site layout is compatible with setbacks.
3. **Layout and utilization of building, parking, drive-ways, and open spaces.**
The warehouse, yard addition, and the heated indoor special order area is appropriate.
4. **Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**
The proposed building additions will match the existing structure and continue to relate to the surrounding area.
5. **Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**
It appears that the impacts on these utility systems can be accommodated adequately.